



TOWN OF LOS GATOS DEVELOPMENT REVIEW COMMITTEE REPORT

MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING SEPTEMBER 8, 2020

The Development Review Committee of the Town of Los Gatos conducted a Regular Teleconference Meeting on September 8, 2020, at 10:00 a.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic and was conducted via Zoom. All committee members and staff participated from remote locations and all voting was conducted via roll call vote. In accordance with Executive Order N-29-20, the public could only view the meeting online.

ROLL CALL

Present: Sally Zarnowitz, CDD Planning; Robert Gray, CDD Building; Corvell Sparks, PPW Engineering; and Katherine Baker, SCCFD.

Absent: None

Staff: Jennifer Armer, CDD Planning; Robert Schultz, TAO; Lynne Lampros, TAO; and Kenny Ip, SCCFD.

MEETING CALLED TO ORDER AT 10:00 AM

VERBAL COMMUNICATIONS

- None.

CONSENT ITEMS

1. Approval of Minutes – August 4, 2020
2. Approval of Minutes – August 18, 2020

MOTION: **Motion by Robert Gray to approve the consent calendar. Seconded by Katherine Baker.**

VOTE: **Motion passed unanimously 4-0.**

PUBLIC HEARINGS

3. 15 Loma Alta Avenue

Architecture and Site Application S-19-023

Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence with reduced setbacks on a nonconforming property zoned R-1:8. APN 532-29-073.

PROPERTY OWNER: BAB Investment Group LLC

APPLICANT: Babak Homayouni

PROJECT PLANNER: Jennifer Armer

Jennifer Armer, Senior Planner, presented the staff report.

Opened Public Comment.

Bahar Masarati

She is a member of the architectural team for the project, speaking on behalf of the request. The proposed project is a two-story house which is smaller than the maximum allowed. It is a three-bedroom, three-bathroom, with below grade square footage. The style is an up-to-date take on the Victorian style, designed to make sure that it fits with the privacy and beauty of the immediate neighborhood, including the Oak trees and views. Being on a corner lot, garage access is taken from Panghetti, so that the Loma Alta Avenue side would remain as a beautiful façade.

James Lyon

He is a neighbor and has submitted written comments. He appreciates the reductions made to the project, but does not believe that his concerns about the compatibility of the modern style, materials, and height of the plates and steeply pitched metal roof with the historic enclave of single story bungalows on this side of the street, have been adequately addressed by the applicant. The comparable designs provided by the applicant are not in the neighborhood.

Constance Christodulis

She is a neighbor. She appreciates the reductions made to the project and understands the need for more square footage, but has concerns about her partially distorted view of the mountains, the overall height, and the compatibility of the modern style with the traditional styles in the neighborhood.

Rick Rutter

He is a neighbor and has submitted written comments. He has concerns about the compatibility of the modern style with the historic homes in the vicinity, the size and height, and the privacy presented by the second floor, with the neighborhood.

Kelly Luoma

She is an adjacent neighbor and would welcome a new home on the lot as the current property is in poor condition. She is asking for something more reasonable for the size of the lot. The current project size, scale, and design are not compatible with the existing homes and the comparable designs provided by the applicant are not in the neighborhood. The project blocks sunset and skyline views from her backyard and she has privacy concerns.

Bahar

She is a member of the architectural team for the project making closing comments on behalf of the request. Most of the concerns have been addressed in the written description submitted for the project. There is no longer a deck posing direct privacy concerns to the neighbor. For the views, diagrams were provided addressing neighbors' concerns from their yards. For the style of the house, it is not ultra-modern in that it is not composed of steel, concrete, or large glazing. The Victorian style would not be a copy but would use elements of Victorian styles and existing homes in the neighborhood, as described in the project description.

Babak Homayouni

He is the owner. Asked about the size of the home, he states that the project originally proposed a larger size home, but that reductions to the height and square footage of the proposed project were made.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Robert Gray** to continue to September 22, 2020 to allow the applicant to further respond to the concerns of the neighbors voiced at the hearing regarding size, height, and style. **Seconded by Kathy Baker.**

VOTE: **Motion passed unanimously 4-0.**

OTHER BUSINESS

- None

ADJOURNMENT

The meeting adjourned 10:36 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the September 08, 2020 meeting as approved by the Development Review Committee.

Prepared by:

/s/Sally Zarnowitz, Planning Manager